PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD AGENDA

Tuesday, June 10, 2014 9:00 A.M.

CITY COMMISSION CHAMBERS

- I. REQUESTS FOR CONTINUANCES / OTHER
 - 1. HPB File No. 7434, 1200 Meridian Avenue Flamingo Park Master Plan. The applicant, the City of Miami Beach, is requesting Certificate of Appropriateness for the previously approved and expired Master Plan concept for the Park, modifications including the demolition of the Friendship Corner restroom structure and the relocation of a previously approved restroom structure, and a phasing schedule. [The applicant has been withdrawn at the request of the applicant]
 - 2. HPB File No. 7336, **1020-1050 Washington Avenue Wyndham Garden.** The applicant, CRP/TWG Washington Avenue LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 1, 2 and 4-story buildings on the subject site, including the construction of roof-top additions, a new 1-story meeting room and a new 4-story ground level addition, as part of an existing hotel redevelopment. Specifically, the applicant is requesting modifications to the landscape and hardscape designs. [The applicant is requesting a continuance to the July 8, 2014 meeting]
- II. NEW BUSINESS
 - 1. Discussion: 7th Street Parking Garage
- III. REQUESTS FOR RE-HEARINGS
 - 1. HPB File No. 7414, 1440 Ocean Drive The Betsy Hotel & 1433 Collins Avenue The Carlton Hotel. The re-hearing applicant, BOOS Development Group Inc., is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Carlton Hotel located at 1433 Collins Avenue, including the construction of a new 1-story ground level addition located at the north side of the property, a new 4-story ground level addition located at the south side of the property and a new 1-story rooftop addition. Additionally, the applicant is proposing to construct a pedestrian bridge connecting the Carlton Hotel and the Betsy Hotel, at the third levels. The

new pedestrian bridge is proposed to be located above the public alleyway. Alterations to the exterior of the Betsy Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge and alley improvements. If the request for a rehearing is granted, the matter may be heard immediately.

IV. EXTENSIONS OF TIME

1. HPB File No. 7308, 1825 Collins Avenue – B South Beach a.k.a. Continental Hotel. The applicant, InSite Miami Beach, LLC., is requesting a one (1) year Extension of Time for a previously approved Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 7-story hotel, including the construction of a new porte-cochere, the installation of balconies, and the construction of a new single story cabana structure at the rear of the property.

V. HISTORIC DESIGNATIONS

- 1. HPB File No. 7432 Proposed North Shore Historic District. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the proposed designation of the North Shore Historic District. The proposed historic district is generally bounded by 73rd Street to the south, Dickens Avenue, Hawthorne Avenue and Crespi Boulevard to the west, 87th Street to the north, and Collins Avenue to the east. If the Historic Preservation Board finds that the possible district expansion area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to Section 118-591(b), of the City Code of Miami Beach.
- 2. HPB File No. 7433 Proposed Normandy Isles Historic District. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the proposed designation of the Normandy Isles Historic District. The proposed historic district is generally bounded by Biscayne Bay to the south, Ray Street, Rue Notre Dame and Rue Versailles to the west, Normandy Shores Golf Course to the north, and the western bulkhead of Indian Creek to the east. If the Historic Preservation Board finds that the possible district expansion area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to Section 118-591(b), of the City Code of Miami Beach.

VI. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. <u>HPB File No. 7379</u>, **336 21**st <u>Street – Plymouth Hotel</u>. The applicant, Plymouth Hotel, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting to locate mechanical units on the roof of the penthouse addition.

VII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from April 8, 2014

a. <u>HPB File No. 7419, 660 Washington Avenue – Angler's Hotel.</u> The applicant, Angler's Boutique Resort, LLC., is requesting a Certificate of Appropriateness for the construction of a new 5-story ground level addition, as part of a new hotel development.

2. New Applications

- a. <u>HPB File No. 7430, **344 Ocean Drive.**</u> The applicant, Green Comet LLC., is requesting a Certificate of Appropriateness for the construction of a new 4-story hotel, which will replace an existing surface parking lot, to be demolished.
- After-the-Fact Applications
 - a. <u>HPB File No. 7431, **1020 Pennsylvania Avenue.**</u> The applicant, 1020 Pennsylvania Avenue, LLC., is requesting an "After-the-Fact" Certificate of Appropriateness for the emergency demolition of all structures on the site
- VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
- IX. CITY ATTORNEY UPDATES
- X. NEXT MEETING DATE REMINDER: Tuesday, July 8, 2014 at 9:00 am
- XI. ADJOURNMENT

These applications have been filed with the Planning Department for review by the Historic Preservation Board, pursuant to Section 118,503, Section 118-537, Section 118-561, Section 118-591 and Section 118-102 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Boards' Administrator at (305) 673-7550 for assistance, no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

Persons requiring sign language interpreters should contact the Board's Administrator five (5) days in advance, when possible. For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550 (VOICE); hearing impaired persons, please call (305) 673-7219 (TDD). F:\PLAN\\$HPB\Jun14\hpbagenda.Jun14.REVISEDwlinks.docx